

# Unit 4222 Inverrary Blvd # 4810 - Inverrary Gardens I

4222 Inverrary Blvd # 4810 - 4216-4222 Inverrary Blvd, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number: F10456934  
 Status: Active  
 Size: 1,032 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View: Golf View,Other View,Pool Area View  
 List Price: \$219,500  
 List PPSF: \$213  
 Valuated Price: \$176,000  
 Valuated PPSF: \$171

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 162  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

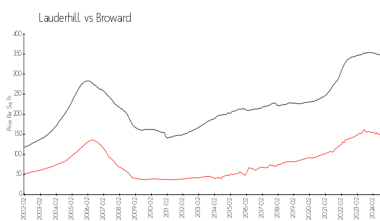
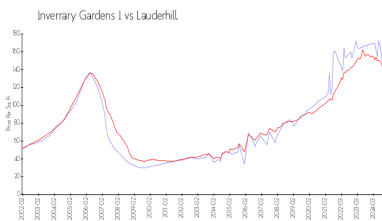
## Building Association Information

Inverrary Gardens Master Association  
 4200 Inverrary Blvd, Lauderhill, FL  
 (954) 484-1354

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
98B	1,096 sq ft	Dec 2024	\$121,000	\$110
99A	1,012 sq ft	Oct 2024	\$140,000	\$138
4318	543 sq ft	Sep 2024	\$135,000	\$249
4308	822 sq ft	Jul 2024	\$134,500	\$164
4803	1,032 sq ft	May 2024	\$138,000	\$134

## Market Information



Inverrary Gardens I: \$154/sq. ft.  
 Lauderhill: \$139/sq. ft.

Lauderhill: \$139/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Inverrary Gardens I: 4%  
 Lauderhill: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months



Inverrary Gardens I  
Lauderhill  
Broward

38 days  
82 days  
78 days